

12/13/10 1:53:58  
DK W BK 648 PG 378  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Emily Kaye Courteau Bar# 100570

Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 2B, Kirkman's First Revision, a S/D in Sec. 25, T2S, R9W, Plat Book 84, Page 22 DeSoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
Federal Home Loan Mortgage Corporation c/o  
Wells Fargo Bank, N.A.  
8480 Stage Coach Circle  
Frederick, MD 21701  
800-662-3806

WHEREAS, on the 13th day of April, 2004, and acknowledged on the 13th day of April, 2004, Bobby R. Kirkman and Delores M. Kirkman a/k/a Maxine Kirkman, husband & Wife, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1968 at Page 0787; and

WHEREAS, on the 14th day of July, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3188 at Page 448; and

WHEREAS, on the 15th day of July, 2010, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3189 at Page 399; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated November 5, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 7th day of December, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 7th day of December, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 2B, Kirkman's, First Revision, a subdivision located in Section 25, Township 2 South, Range 9 West, DeSoto County, Mississippi as found at Plat Book 84 Page 22 in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, N.A. was the highest bidder and best bidder, therefore, for the sum of \$65,095.49 and the same was then and there struck off to Wells Fargo Bank, N.A. and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

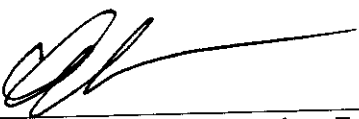
WHEREAS, Wells Fargo Bank, N.A., has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, N.A., as the highest and best bidder to Federal Home Loan Mortgage Corporation, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal Home Loan Mortgage Corporation the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee.

FB/F10-1864

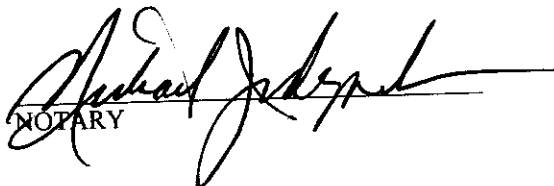
WITNESS MY SIGNATURE, this the 9th day of December, 2010.

  
Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

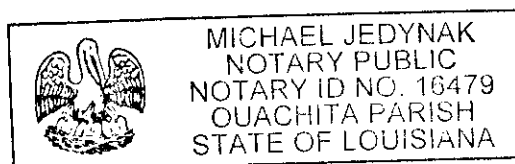
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 9th day of December, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

  
NOTARY

AT DEATH  
MY COMMISSION EXPIRES

FB/F10-1864



# **PROOF OF PUBLICATION**

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**Substitute Trustee's Notice of Sale**

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 13th day of April, 2004, and acknowledged on the 13th day of April, 2004, Bobby R. Kirkman and Delores M. Kirkman a/k/a Maxine Kirkman, husband & Wife, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1968 at Page 0787; and

WHEREAS, on the 14th day of July, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3188 at Page 448; and

WHEREAS, on the 15th day of July, 2010, the Holder of said Deed of Trust substituted and appointed Emily Kaya Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3189 at Page 399; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 7th day of December, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Volume No. 115 on the 16 day of Nov., 2010  
Volume No. 115 on the 23 day of Nov., 2010  
Volume No. 115 on the 30 day of Nov., 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

*Diane Smith*

Lot 2B, Kirkman's, First Revision, a subdivision located in Section 25, Township 2 South, Range 9 West, DeSoto County, Mississippi as found at Plat Book 84 Page 22 in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

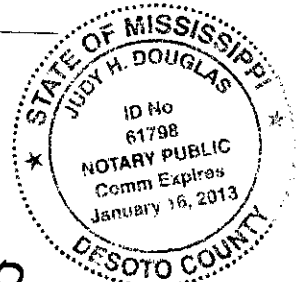
WITNESS MY SIGNATURE, this 5th day of November, 2010.

Emily Kaya Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
FB/F10-1864  
PUBLISH: 11-16-10, 11-23-10, 11-30-10

Sworn to and subscribed before me, this 30 day of Nov., 2010

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 362 words @ .12 \$ 43.44  
B. 2 subsequent insertions of 724 words @ .10 \$ 72.40  
C. Making proof of publication and deposing to same \$ 3.00  
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